

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Rhode Island	
COUNTY: Kent	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:  
Lippitt Mill

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
825 Main Street, Lippitt

CITY OR TOWN:  
West Warwick

STATE: Rhode Island, 02893	CODE: 44	COUNTY: Kent	CODE: 003
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME:  
River Point Lace Works

STREET AND NUMBER:  
825 Main Street, Lippitt

CITY OR TOWN:  
West Warwick

STATE: Rhode Island, 02893	CODE: 44
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5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Town Clerk

STREET AND NUMBER:  
1170 Main Street

CITY OR TOWN:  
West Warwick

STATE: Rhode Island, 02893	CODE: 44
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6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
Historic American Buildings Survey: New England Textile Mills Survey

DATE OF SURVEY: 1968  
 Federal  
 State  
 County  
 Local

DEPOSITORY FOR SURVEY RECORDS:  
Library of Congress

STREET AND NUMBER:  
Independence Avenue and 1st Street, S. E.

CITY OR TOWN:  
Washington

STATE: District of Columbia	CODE: 11
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SEE INSTRUCTIONS

STATE:

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## 7. DESCRIPTION

CONDITION

(Check One)

 Excellent     Good     Fair     Deteriorated     Ruins     Unexposed

(Check One)

 Altered     Unaltered

(Check One)

 Moved     Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Lippitt Mill is on the west side of Main Street, at the intersection of Main and Wakefield Streets, on a parcel of land bounded on the east by Main Street and sloping on the west to the Pawtuxet River.

The original building, erected in 1809-1810, was 106' x 34' in plan and was designed to be two stories high and to have a basement and attic. During construction a third story was added. The building was wood-framed with wood shingles on the exterior and wood lath and plaster on the interior. The gable roof contained a continuously-windowed clerestory on the northwest and southeast elevations, and there was a bell cupola mounted on the roof above the main entrance in the center of the (northeast) elevation facing Main Street. A stair tower was placed approximately mid-way along the northwest elevation.

The appearance of the original building has not changed radically since it was built, except for the present use of asphalt and asbestos shingles in place of the original wood shingles on the roof and façades respectively (portions of the exterior still retain a wood-shingle surface--notably the northwest elevation, including the stair tower, and the southeast elevation). The building has been much added to on the southern half. The original construction was modified by inserting larger timber beams and columns to make a slow-burning structural system. When this was done has not been determined, but it was probably in the 1830's.

Other alterations and additions to the original mill include: (a) No. 2 Mill, 1830; (b) boiler house, 1865; (c) cloth room, 1866; (d) engine house, 1871; (e) wheel house, 1901; (f) rebuilding of the picker house and construction of an elevator tower, 1912; (g) office building and cotton house, n. d.; (h) water closet tower, 1917-1918. Except for the office building, which is along Main Street and northwest of the original mill, the additions spread out from the southern end of the original structure--towards east and west--on the river bank. The elevator tower is at the western corner of the northwest elevation, and the water closet tower is at the southern corner of the southeast elevation; both are of brick.

SEE INSTRUCTIONS

**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known) 1809-1810

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education           | <input type="checkbox"/> Political      | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering         | <input type="checkbox"/> Religion/Phi-  | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input checked="" type="checkbox"/> Industry | osophy                                  | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention           | <input type="checkbox"/> Science        | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape           | <input type="checkbox"/> Sculpture      | _____                                    |
| <input type="checkbox"/> Art                     | Architecture                                 | <input type="checkbox"/> Social/Human-  | _____                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature          | itarian                                 | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military            | <input type="checkbox"/> Theater        | _____                                    |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music               | <input type="checkbox"/> Transportation | _____                                    |

STATEMENT OF SIGNIFICANCE

The Lippitt Mill is one of the oldest cotton textile mills in Rhode Island and represents the culmination of the early, simple, wood-frame construction first evidenced here in Slater's 1793 mill at Pawtucket, which predates this building by approximately sixteen years. It has been in continuous operation as a textile factory since its completion in 1810 and is representative of the once-numerous small textile mills of the state that were largely managed directly by their owners rather than through salaried agents.

The building has a strong resemblance to Richard Arkwright's Cromford Mill of 1771 in Derbyshire, England.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Cole, J. R.: History of Washington and Kent Counties, R. I. (New York, 1889), pp. 977-979.  
 Condit, Carl W.: American Building Art. The Nineteenth Century (New York, 1960), p. 18.  
 Greene, Welcome Arnold: The Providence Plantations for Two Hundred and Fifty Years (Providence, Rhode Island, 1886), pp. 256, 116.  
 Hitchcock, Henry-Russell: Rhode Island Architecture (Providence, Rhode Island, 1939), p. 39.

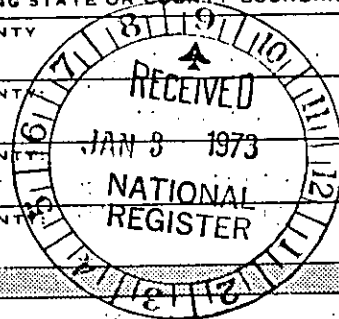
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		41 ° 43 ' 12.11" N	71° 31' 37.96" W	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Eight

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



**11. FORM PREPARED BY**

NAME AND TITLE: Theodore Anton Sande, Surveyor-Researcher

ORGANIZATION: Rhode Island Historical Preservation Commission DATE: Dec. 24, 1971

STREET AND NUMBER: Room 201, 265 Melrose Street

CITY OR TOWN: Providence STATE: Rhode Island, 02907 CODE: 44

**12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Theodore Anton Sande

Title: State Liaison Officer

Date: December 27, 1972

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
 Chief, Office of Archeology and Historic Preservation

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
 Keeper of The National Register

Date: \_\_\_\_\_

SEE INSTRUCTIONS



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

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COUNTY Kent	
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2. LOCATION

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825 Main Street, Lippitt

CITY OR TOWN:

West Warwick

STATE:

Rhode Island

CODE

44

COUNTY:

Kent

CODE

003

3. PHOTO REFERENCE

PHOTO CREDIT: B. Christopher Bene

DATE OF PHOTO: January, 1972

NEGATIVE FILED AT: Rhode Island Historical Preservation Commission, Room 201,  
265 Melrose Street, Providence, Rhode Island, 02907

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Exterior, showing tower addition at rear, small octagonal  
auxiliary building at left.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

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003

3. PHOTO REFERENCE

PHOTO CREDIT: R. R. Langenback, for Historic American Buildings Survey

DATE OF PHOTO: 1967

NEGATIVE FILED AT: Library of Congress,  
Independence Avenue and 1st Street, S. E., Washington, D. C.

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Second floor, looking north-east.

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NATIONAL REGISTER OF HISTORIC PLACES

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111

COUNTY:

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3. PHOTO REFERENCE

PHOTO CREDIT: B. Christopher Bene

DATE OF PHOTO: January, 1972

NEGATIVE FILED AT: Rhode Island Historical Preservation Commission, Room 201,  
265 Melrose Street, Providence, Rhode Island, 02907

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Front end of the factory on Main Street.

CROMPTON QUADRANGLE  
RHODE ISLAND  
7.5 MINUTE SERIES (TOPOGRAPHIC)

(TUATE)

32'30"

490 000 FEET

71



NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Rhode Island	
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2. LOCATION

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CITY OR TOWN:

West Warwick

STATE:

Rhode Island

CODE

114

COUNTY:

Kent

CODE

003

3. MAP REFERENCE

SOURCE: U. S. Geological Survey

SCALE: 1: 24,000

DATE: 1955

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.